

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Special Meeting

DATE AND LOCATION

February 10, 2014 – Marriott Louisville East, Louisville, KY

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member
Thomas Oliver, Board Member

Present Also:

Larry Disney, Executive Director
Tom Veit, Executive Assistant
Angie Thomas, Staff Assistant
Kim Mathias, Executive Secretary
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously approved the January 23, 2014 minutes with change of one word from mitigation to aggravation. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

EDUCATION

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously approved the following education courses for Fiscal Year 2013-2014. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett- Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

(1) Dept. of Revenue Office of Property Valuation

- A. KY Course 72 – Commercial Real Property Appraisal/Income Approach – 15 hours CE classroom
- B. KY Course 71 – Commercial Real Property Appraisal/Cost Approach – 15 hours CE classroom

(2) McKissock, LP

- A. Heating, Ventilation, and Air Condition Systems in Green Buildings – 4 hours CE online
- B. The Thermal Shell – 3 hours CE online
- C. Appraisal of Self-Storage Facilities – 7 hours CE online
- D. National USPAP Update Equivalent Course – 7 hours CE Classroom

(3) Hondros College of Business

- A. 2014-2015 National USPAP Update Equivalent Course – 7 hours CE online

EXPERIENCE REVIEW

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously rejected the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett- Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Danielle Fegan – Reject experience for Certified Residential. She must submit one additional residential appraisal report.

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously accepted the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett- Yes; Kathy Mayfield – Yes; Thomas Oliver - Yes.

- (1) Jason Rainey – Approve his experience for Certified General. He must pass the Certified General Exam.

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Thomas Oliver, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Andrew Edelen – Certified Residential
- (2) Jaime Engstrand - Associate
- (3) Weldon T. Hawkins – Associate
- (4) L. Zoe Payne - Associate
- (5) John M. Rimar – Certified General (MO)

B. Approval – Appraiser – Motion by Thomas Oliver, second by Sam Blackburn and the Board voted to approve the following appraiser. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Abstain, He is going to be his mentor; Kathy Mayfield – Yes; Thomas Oliver – Yes.

- (1) Dustin Hawkins – Certified General

C. AMC Companies – The Board recognized the newly licensed AMC companies

- (1) Cushman & Wakefield Global Services, Inc. - #139

COMPLAINT

- A. The Board reviewed the Case Summary Chart. 4 cases filed for 2014.
- B. Case No. 13-30 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- C. Case No. 13-31 · Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- D. Case No. 13-32· Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- E. Case No. 13-33 · Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes

- F. Case No. 13-53 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to dismiss the case. The Appraiser passed away in October 2013. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- G. Case No. 13-55 – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to dismiss the case. The Appraiser passed away in October 2013. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- H. Case No. 13-56 – Motion by Thomas Oliver, second by Kathy Mayfield and the Board voted to dismiss the case. The Appraiser passed away in October 2013. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- I. Case No. 13-57 – Motion by Sam Blackburn, second by Thomas Oliver and the Board voted to dismiss the case. The Appraiser passed away in October 2013. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- J. Case No. 12-02 and 12-03 – AMC Case – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the cases. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes; Thomas Oliver – Yes.

MISCELLANEOUS

The Board reviewed and discussed the following information:

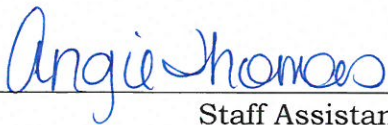
- A. Budget – Budget ending January 2014
- B. Response to George Chapman Letter – Sam Blackburn commented letter was very good & done very tactfully.
- C. Board Discussion on IPAD's for Board Members – The staff will collect the cost of IPADs and bring to the March Board meeting.
- D. Online Renewal – After discussion by Board, James Grawe advised the Board that a regulation would be required to make online renewal mandatory. The Board advised the Board to put together cost and timelines for completing the online process in order to being mandatory online renewal.
- E. Customary and Reasonable Fee Study – Harold Brantley advised the Board that he felt a customary and reasonable fee study would not benefit the Board because we do not have the authority to enforce customary and reasonable fees. G. Herbert

Pritchett advised that he it would be good to have the study completed. No vote was taken on this matter.

- F. Discuss of LenderX Portal – The Board discussed if StreetLinks was in control of LenderX. The Board was advised to proceed with obtaining information about LenderX.
- G. Larry Disney advised the Board members that HB 294 was pulled based on recommendation of legislators. Sam Blackburn made comment that he thought the bill was filed prematurely and should be filed at a later date.
- H. Statement of Considerations – Administrative Regulation 201 KAR 30:375 – Language of when an appraisal report is considered completed and payment is due. Sam Blackburn commented he has always been against the regulation change. Sam Blackburn also commented that the Board regulates Real Estate Appraisers and Appraisal Management Companies and does not play advocate for one particular group. Motion by Sam Blackburn, second by Kathy Mayfield and the Board agreed to leave regulation as the wording now exist and withdrawal amendment. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett- No; Kathy Mayfield – Yes; Thomas Oliver – Yes.
- I. March Board Meeting – March 21, 2014 at 9:00 a.m. – Board Office in Richmond, KY

Motion by Sam Blackburn, second by Thomas Oliver and the Board unanimously agreed to adjourn the meeting.


Chair


Staff Assistant